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September 23, 2022

Ms. Amy Love, Town Planner
Franklin Planning & Community
Development Town of Franklin
355 East Central Street
Franklin, MA 02038

Via: alove@franklin.ma.us btaberne@franklin.ma.us

RE: Friendly 40B – Local Initiative Program
Applicant: **Fairfield Residential**
Locus: 121 Grove Street, Franklin, Massachusetts 02038

Dear Ms. Love:

Please be advised that this firm is legal counsel to Fairfield Residential in the proposed development of the above-entitled property in the town of Franklin.

Enclosed please find Application, supporting documentation and plan renderings, on behalf of Fairfield Residential seeking approval in accordance with the Town of Franklin Local Initiative Program for development of the above-entitled parcel in accordance with Massachusetts General Laws, Chapter 40B.

We look forward to the opportunity to present the development application through the LIP Review Process.

Please feel free to make any communications as to this application directly to my office. Thank you for your consideration in this matter.

Very truly yours,

Richard R. Cornetta, Jr.

Richard R. Cornetta, Jr.

Friendly 40B Project Preliminary Review Application

121 Grove Street

Fairfield Residential

September 21, 2022

Re: Residential Community
Friendly Chapter 40B Project – Local Initiative Program
Preliminary Review

Submitted to: Amy Love, Town Planner
Planning and Community Development
Town of Franklin
355 East Central Street

Applicant: Fairfield Residential
5 Burlington Woods, Suite 203
Burlington, MA 01803
Attn: Robert D. Hewitt, 781-572-7712
John Shipe, 978-857-8877

(Owner: Bryn Smith, 106 Mendon Street, Bellingham, MA 02019)

Property Locus: 121 Grove Street
Parcel ID 295-001-000-000 and 294-007-000-000

List of attachments: This application narrative is accompanied by the drawing set titled “Site Plan for Redevelopment of 121 Grove Street – Franklin, MA” prepared by RJ O’Connell & Associates, Inc. dated 9/21/22

Introduction: This preliminary application was prepared and is submitted in accordance with the process established by the Town Administrator and the Department of Planning and Community Development for administering a Friendly Chapter 40B Project as a Local Initiative Program (LIP).

We appreciate the opportunity to submit this preliminary application. If the Project Review Process results in support from the town and the associated boards and commissions, we look forward to proceeding with the LIP application jointly with the town.

This application is formatted to align with and speak to the topics outlined in the Friendly 40B Project Preliminary Review Checklist.

1. Project Information

- a. Project Name: Grove Street Residences
- b. Applicant Point of Contact: John Shipe, 978-857-8877 johnshipe@shipeconsulting.com
- c. Project Team:

Cornetta, Ficco & Simmler, P.C.
4 West Street
Franklin, MA 02038
Phone: 508-528-5300

Lucas Environmental, LLC (Wetlands)
500A Washington Street
Quincy, MA 02169
Phone: 617-405-4140

RJ O'Connell & Associates, Inc (Civil)
80 Montvale Ave
Stoneham, MA 02180
Phone: 781-279-0180

Northeast Geotechnical, Inc.
166 Raymond Hall Drive
North Attleborough, MA 02760
Phone: 508-598-3510

Guerriere & Halnon, Inc (Survey)55 West
Central Street
Franklin, MA 02038
Phone: 508-528-3221

RW Sullivan Engineering (MEP)529 Main
Street,
Suite 203
Boston, MA 02129
Phone: 617-523-8227

Vanesse & Associates, Inc (Traffic)
35 New England Business Center Drive
Suite 140
Andover, MA 01810
Phone: 978-474-8800

CNK Architects, Inc.
3301 W. Airport Freeway
Suite 220
Bedford, TX 76021
Phone: 817-684-088

LandDesign, Inc. (Landscaping)200 S.
Peyton Street
Alexandria, VA 22314
Phone: 703-549-7784

Shipe Consulting P.O. Box 1217
Concord, MA 01742
Phone: 978-857-8877

Fougere Planning and Development, Inc.
253 Jennison Road
Milford, NH 03055

- d. Project Location: 121 Grove Street **Please see Attachment A.**
- e. Number of Units: 330
- f. Bedroom Count: 1 Bedroom: 153 2 Bedrooms: 142 3 Bedrooms: 35
- g. Rental or Ownership: Rental.
- h. List of Waivers that we will request from the ZBA: Please see Attachment B.
- i. Preliminary Plans: Please see the accompanying 24-drawing set titled “Site Plan for Redevelopment of 121 Grove Street – Franklin, MA” prepared by RJ O’Connell & Associates, Inc. dated 9/19/22

2. Criteria for Review

- a. Percent of Affordable Units: 25%
- b. Number of Affordable Units: 83 units
- c. Number of units to count on the SHI: 330 units
- d. Public Benefits & Impacts: Please see Attachment C.
 - i. Roadway Improvements
 - ii. Other Infrastructure Improvements
 - iii. Public Access/Trails/Open Space
 - iv. Other Public Amenities
 - v. Positive or Negative Impacts on the Town
 - vi. Impacts on the abutting property owners
 - vii. Safety/Fire Impacts to Town

3. 30-Day Preliminary Project Review Process

- a. We understand that this application will be distributed to the Town’s Administration and Technical staff, Franklin Planning Board, and Franklin Conservation Commission.
- b. We are available as needed to answer any questions as the Technical Staff Review and prepare comments
- c. We are available at the Town’s earliest convenience to attend a Technical Staff Review Committee meeting.
- d. Planning Board:
 - i. We are available to attend a Planning Board Meeting at the board’s convenience.

- ii. Planning Board Project Review: Please see Attachment D.
 - 1. Compliance with Section 185-31 of Town Zoning By-Law
 - 2. Special permit Criteria
 - 3. Stormwater Review
 - 4. Parking Review
 - 5. Traffic Review

- e. Conservation Commission
 - i. We are available to attend a Conservation Commission Meeting at the commission's convenience.
 - ii. Conservation Commission Project Review: Please see Attachment E.
 - 1. Wetland Resource Impacts
 - 2. Completed ANRAD
 - 3. Wetland Crossings
 - 4. Area Wetland maps and disturbance

- 4. Department of Housing and Community Development (DHCD)
 - a. If the results of this review indicate support from the Town, we will submit a request to the DHCD for a letter acknowledging the number of units that will be accepted on the Town's SHI List.

- 5. Town Council Presentation & LIP Determination
 - a. If the results of this review indicate support from the Town, we will present the project to the Town Council
 - b. We will work with the Town Council members to further define, as appropriate, the benefits to the Public.
 - c. We welcome the Town Council's decision relative to support for the project and willingness to jointly submit an application to DHCD, or authorized Subsidizing Agency, for site eligibility.

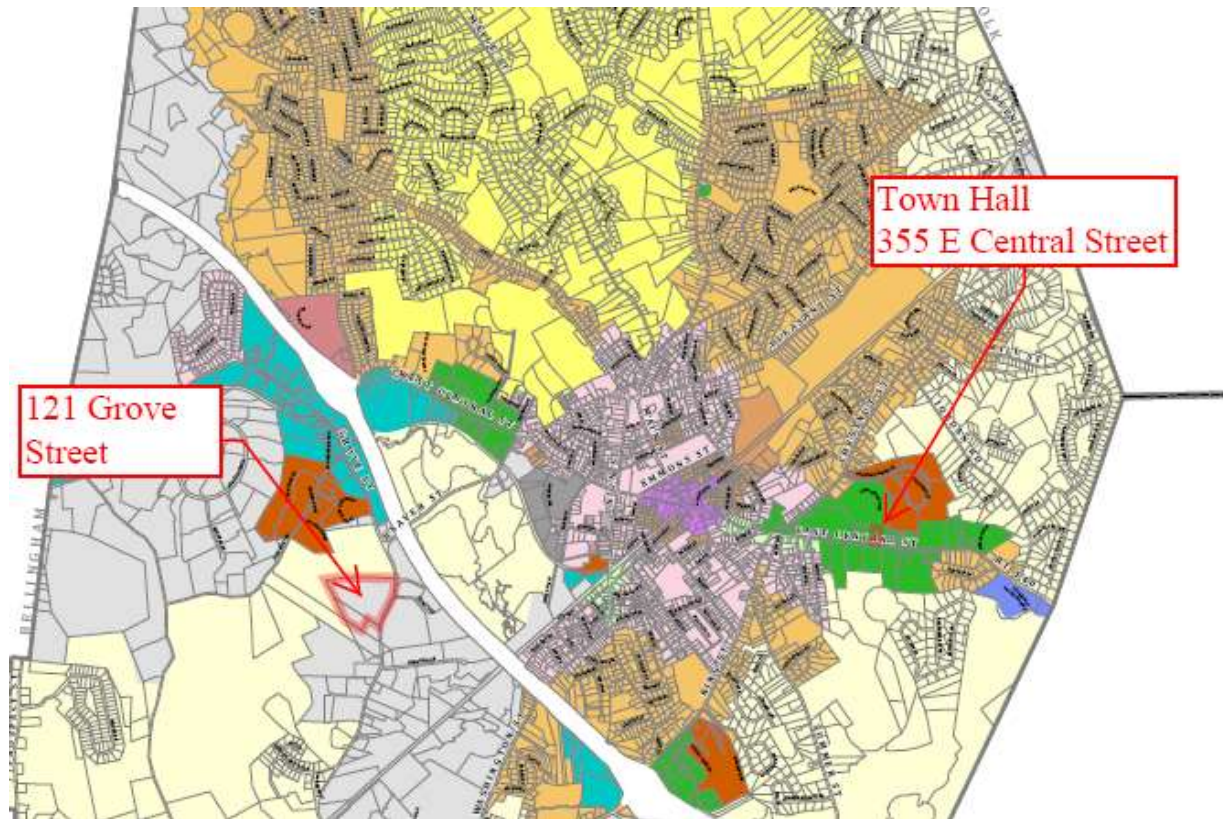
- 6. Zoning Board of Appeals
 - a. Once the Project Eligibility Letter is issued, we will prepare a Comprehensive Permit application with detailed studies, plans and reports to the ZBA under the provisions of the Chapter 40B process.

FAIRFIELD.

Attachment A Project Summary

1. Location.

The proposed development is address 121 Grove Street and includes Parcel ID 295-001-000 (26.49 acres) and 294-007-000 (4.9 acres), totaling 31.4 acres. It is located across the street from the Franklin Oaks Office Park and New England Appliances and is currently improved by two single family homes and several small outbuildings. To the north and west is the Franklin Town Forest and to the south is a NGRID Electrical substation and overhead power transmission lines.



Other than the houses and outbuildings, the property is undeveloped and consists of a mix of open field, wetlands and wooded areas. The topography drops from an elevation of 370 down to elevation 260 from west to east with rock outcroppings in the higher areas and bordering vegetated wetland to the east. The 100-year flood plain does not exist on site.

FAIRFIELD.

2. Proposed Redevelopment.

The proposal is to develop the property as a Friendly 40B residential community with local support as it contributes to the need for diverse housing options. Part of the design and permitting of such a project is the study of the potential impacts and determining the appropriate mitigation. We are committed to working with the town to assess contributions toward local needs including utility infrastructure, roadways, public safety and amenities and open space.



Schematic design yields a likely project of four-and five-story apartment buildings, a centralized clubhouse, a swimming pool, dogpark and several 6-bay detached parking garages. Post office mail might be accommodated in a stand-alone mail kiosk. The northwest 3 acre-corner of the site, proximate to the adjacent state park, can likely remain undisturbed, wooded upland. We believe the surface parking, distributed throughout the project, is appropriate at a ratio of 1.7 to 1.8 spaces per unit.

As we progress thru the town process, appropriate detailed analyses of the potential economic, environmental, and traffic and infrastructure impacts will be performed. Based on the 30+ acre land area, accounting for the preliminary review of the environmentally sensitive areas, and understanding the local housing demand we believe the appropriate unit mix to be 153 one-bedroom units, 142 two-bedroom units and 35 three bedroom units. The total is 330 units of which 83 units (25%) will be deed restricted to serve households below 80% of the median area income in accordance with the Department of Housing and Community Development (DHCD) regulations. All 330 units will count toward the town's Subsidized Housing Inventory (SHI).

Our design team is largely made up of the same professionals that developed the very successful Station 117 on Dean Avenue. We will advance design details based on successful aspects of the Dean Avenue project, the input from town officials, the local bylaws and the Town of Franklin Best Development Practices Guidebook prepared by the Department of Planning and Community Development, dated September 2016.

End of Attachment A.

Attachment B - List of Waivers

Based on the Schematic Design advanced to date, we currently estimate that the following waivers will be requested with the Comprehensive Permit Application to the ZBA:

Bylaw Section	Description	Waiver Request
Franklin Zoning Bylaw Franklin Code Chapter 185		
185-7: Attachment 7 Use Regulations Schedule Part VI	Multifamily or Apartment is not an allowed use in the Industrial District	Request waiver to allow Multifamily or Apartment in the Industrial District
Section 185-12: Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Regulations	Front Yard Setback of 40 feet	Waiver to allow a Front Yard Setback of 20 feet
Section 185-13: Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Regulations	Maximum Building Height of 3 stories. 60 feet may be permitted by Special Permit from the Planning Board	Waiver to allow 5 stories and 70 feet
Section 185-19.B(1) Accessory Building and Structures	No accessory building or structure shall be located within a required front yard setback. Lots having frontage on any street will maintain the front yard setback from all street frontage.	Waiver to allow a front yard Setback of 20 feet to Accessory Building and Structures
Section 185-19.B(2) Accessory Building and Structures	No accessory building or structure shall be located in any side yard area nearer to the side lot line than 10 feet in any zoning district.	Waiver for potential retaining walls within 10 feet of side lot line.
Section 185-19.B(3) Accessory Building and Structures	No accessory building or structure shall be located in any rear yard area nearer to the rear lot line than 10 feet.	Waiver for potential retaining walls within 10 feet of rear lot line.
Section 185-21.B.(3) Parking Loading and Driveway Requirements	2 spaces per dwelling unit (Regardless of the number of bedrooms)	Waiver to allow 1.75 spaces per dwelling unit.
Section 185-31 Site Plan and Design Review	Site Plan and Design Review Required	Waiver from Site Plan and Design Review requirements. Zoning Board of Appeals is the review and approval board.

Franklin Wetland By-Law and Regulations Franklin Code Chapter 181		
Section 181-2 Jurisdiction	Permit under the local By-Law required from Conservation Commission	Waiver from local By-Law Permit Requirements
Section 181-4 Buffer Zone Protections	Requirements specific to the 0-25, 25-50 and 50-100 foot wetland buffer zones	Waiver from the local Regulation requirements.
Section 181-7.13 Alternatives Analysis	Requires the submission of an Alternatives Analysis for specific project types	Waiver from the local Regulation requirements. Application will comply with Massachusetts Wetlands Protection Act.
Section 181-7.14	Requires the submission of a Replication Plan and Protocol	Waiver from the local Regulation requirements. Application will comply with Massachusetts Wetlands Protection Act.
Section 181-7.15	Required the submission of a Construction Sequence and Schedule	Waiver from the Local Regulation requirements.
Franklin Stormwater Management By-Law Franklin Code Chapter 153		
Stormwater Management	Requires local approvals for stormwater management	Waiver is requested as the project will be permitted under the Mass DEP Stormwater Regulations. The stormwater will be designed to comply with the local stormwater by-law to the extent feasible.

End of Attachment B.

Attachment C - Public Benefits & Impacts:

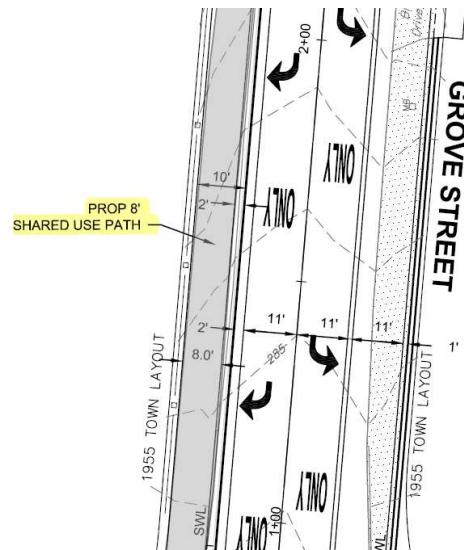
- i. Roadway Improvements
- ii. Other Infrastructure Improvements
- iii. Public Access/Trails/Open Space
- iv. Other Public Amenities
- v. Positive or Negative Impacts on the Town
- vi. Impacts on the abutting property owners
- vii. Safety/Fire Impacts to Town

i. Roadway Improvements.

Grove Street has ample reserve capacity to accommodate additional traffic and more importantly, the locus is just one mile south of the interchange with I-495. The development will increase the volume of traffic trips per day on Grove Street and nearby intersections and a detailed Traffic Impact Analysis (TIA) will be performed in order to determine appropriate mitigation.

Grove Street is a two lane roadway with 16-foot travel lanes and a total right of way of 50 feet. Although the majority of traffic is expected to/from the north on Grove Street, the resulting volume of left turns into the side may warrant consideration of a northbound left-turn lane. We will work with the town to determine if this is required and how it may be implemented.

We will also work with the town to further advance some of the improvements that are already underway with the Grove Street/Washington Street intersection and northerly on Grove Street to Kenwood Circle just south of the Site. We are particularly interested to see how we can contribute to pedestrian and bicycle accommodations – possibly extending the shared-use path across the Site frontage and connecting to the adjacent State Forest.



Proposed Site Access is via a new primary driveway curb cut and a secondary, possibly emergency access only curb cut. The existing driveway curb cuts will be closed. Sight lines in both directions are sufficient but final design will reveal constraints associated with proposed landscaping or signs.

ii. Other Infrastructure Improvements

Wastewater. Initial review of the wastewater demand and available capacity reveals one concern regarding sanitary sewer. The existing 15” diameter sewer pipe in Grove Street has ample capacity, but there are a series of sewer pump stations along the route they may require study to determine potential impacts of the additional flows. The estimated sewer generation is around 27,000 gallons per day (gpd). If necessary, the project can accommodate an on-site, 30,000 gallon wastewater storage tank and pump into the municipal system during off hours.

Regarding the overall municipal sewer system, there is ample wastewater capacity. The Town is serviced by the Charles River Pollution Control District in Medway and on average has a reserve capacity of more than 700,000 gpd.

The Sewer Department administers a sewer fee system in order to contribute to their infrastructure on an as-needed basis. The fee for the 330 unit project would be in the range of \$350,000.

Water. Based on conversations with the Town water department officials, there is ample capacity in the municipal system and specifically in the 16-inch water pipe in Grove Street. Hydrant flow tests reveal ample flow and capacity.

iii. Public Access/Trails/Open Space

The location is uniquely situated between the Franklin Town Forest to the north and west, and the Southern New England Trunkline Trail (SNETT) crossing Grove Street about one mile south. We will explore with the town various alternatives to capitalize on the proximity to the state park, possibly build a multi-use path along our frontage along Grove Street, connect to the SNETT and connect to the improvements currently underway by the Town at the Grove Street/Washington Street intersection.

iv. Other Public Amenities

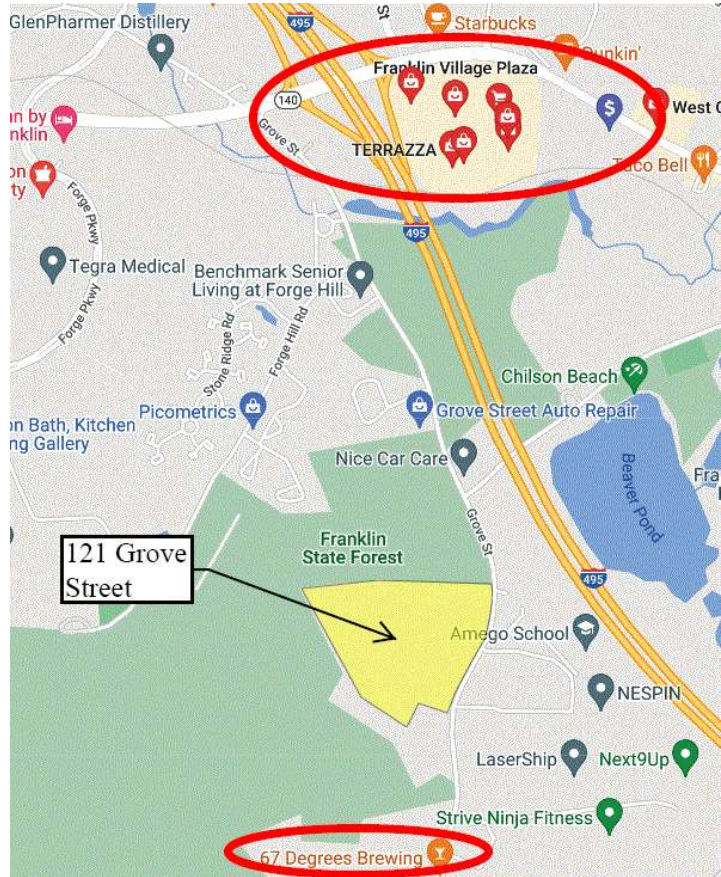
The primary benefit is the creation of new and diverse housing types at the right density and at an appropriate location. Twenty-five percent of the units will remain, in perpetuity, restricted to households below 80% of the median income. The entire project contributes to the net increase in housing alternatives and counts toward the Subsidized Housing Inventory. The location is ideal in its proximity to local transit, public amenities and shopping. Lastly, there are opportunities for the development to implement or contribute toward improvements in roadways and pedestrian connections.

v. Positive or Negative Impacts on the Town

- The combined parcel area is more than 30 acres which will likely result in at least one large, contiguous upland area of about 3-4 acres of undisturbed Open Space, abutting the state forest land and trails.
- Based on detailed traffic study to be performed, Mitigate traffic impacts with appropriate off-site improvements.
- The increase in persons living in the area logically results in an increase in the calls for emergency services, yet increase in tax revenue is expected to provide for the increase in demands.
- Proposed community will include two and three bedroom units that will have some school aged children that will attend the local public school system. Our consultant found that, using the school age data (SAC) from the Union Place apartment complex, an estimated .239 SAC reside within the 222 two and three bedroom units. Applying this SAC ratio to the proposed project generates an estimated **43** new school age children (179 two and three bedroom units x .239).
- Impacts to the environment – considering the industrial zone, this is less impactful. Proposed “pockets” of new impervious surface can be more easily accommodated with the creation of a combination of surface detention, subsurface infiltration and wetland replication
- Groundwater impacts are often studied when new impervious surfaces are created. Compared to a lot of industrial uses, the proposed residential use is not a “Land Use With Higher Potential Pollutant Loads. Furthermore, no work is proposed in the limited portion of the site that is a designated as a Zone II Water Resource overlay district. Indications are that there is no apparent obstacles to complying in all respects with the Massachusetts Stormwater Guidelines and the local Zoning Bylaw Section 153, Stormwater Management.

FAIRFIELD.

- Significantly increase the tax assessment. We asked our planning consultant to provide a preliminary estimate of tax revenues as part of this analyses. Mark Fougere, AICP estimated that annual revenues including property taxes, CPA surcharge and vehicle excise taxes will increase by more than \$800,000 per year. Existing tax revenue is \$13,841 and the proposed estimated taxes are greater than \$830,000 per year.
- Included in the fees to be provided to the town is the Building permit fee, more than \$600,000.
- The proximity to the I-495 interchange coincident with the existing shopping along route 140 near the highway allows for lesser volume of traffic with an increase in revenue by residents utilizing the stores and services at the nearby Franklin Village Plaza.



vi. Impacts on the abutting property owners

Impacts to abutting property owners should not be a concern at this location. The subject property has two immediate abutters: The State Forest and the NGRID Electric substation. The project location is ideal as it will promote the use of the state park system by residents of Franklin. Furthermore, there is an area of about three acres immediately abutting the State Forest that can potentially be preserved as wooded open space and made available to augment the existing wooded trail system.

The existing electrical sub-station and associated overhead electric transmission lines can be screened with proposed landscaping and the proposed use for rental housing.

vii. Safety/Fire Impacts to Town

A detailed analysis of the estimated impacts to the town related to emergency services will be discussed with the ZBA, however, we asked our planning consultant to provide a preliminary estimate of impacts as part of this analyses. The information provided by Mark Fougere, AICP for a 332 unit project is as follows and is largely based on information gathered from the 297 unit Union Place rental community located at 10 Independence Way, Franklin.

Emergency Services: Based upon emergency call data from the Union Place residential community, the proposed 332 unit residential apartment community is estimated to generate 82 police calls, 21 fire related calls and 49 EMS¹ calls annually.

Estimated Emergency Calls

Project	Units	Police Calls Three Years	Avg. Police Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Union Place - Franklin	297	220	73	0.247	
Grove Street	332				82
Project	Units	Fire Calls Three Years	Avg. Fire Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Union Place - Franklin	297	56	19	0.063	
Grove Street	332				21
Project	Units	EMS Calls Three Years	Avg. EMS Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Union Place - Franklin	297	132	44	0.148	
Grove Street	332				49

End of Attachment C.

¹ EMS calls generate revenue to the community.

Attachment D

Planning Board Project Review:

1. Compliance with Section 185-31 of Town Zoning By-Law
2. Special Permit Criteria
3. Stormwater Review
4. Parking Review
5. Traffic Review

1. Compliance with Section 185-31 of Town Zoning By-Law

Section 185-31.1.C(4) establishes the following Planning Board Review Criteria:

(a) Internal circulation, queuing, entrance and egress are such that traffic safety is protected and access via secondary streets servicing residential neighborhoods is minimized.

(b) Reasonable use is made of building location, grading and vegetation to reduce visibility of structures, parking area, outside storage or other outdoor service areas (e.g., waste removal) from public views.

(c) Adequate access to each structure for fire and service equipment is provided.

(d) Utilities, drainage and fire-protection provisions serving the site provide functional service to each structure and paved area in the same manner as required for lots within a subdivision.

(e) No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward.

(f) Proposed limit of work is reasonable and protects sensitive environmental and/or cultural resources. The site plan as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or mitigated through an alternative development plan.

(g) In accordance with the most recent Town of Franklin MS4 permit, the use of low-impact development and green infrastructure practices are encouraged and shall be incorporated into the site plan to the maximum extent feasible.

Relative to (a), Internal circulation, queuing, entrance and egress are such that traffic safety is protected and access via secondary streets servicing residential neighborhoods is minimized.

The site access, circulation and parking has been schematically laid out per industry standards with no deviations from standard practice. Emergency access is provided and will be vetted thru final design with town offices. There will be no connections with or impacts to any other residential neighborhoods.

Relative to (b), Reasonable use is made of building location, grading and vegetation to reduce visibility of structures, parking area, outside storage or other outdoor service areas (e.g., waste removal) from public views.

As a residential community, attention to aesthetics is intrinsic to the layout, orientation and architectural façade of the buildings. The schematic design is based on the constraints of the existing topography, the environmentally sensitive areas, the views for the street and the sight distances for driveway location. Refuse areas will be screened, parking is broken up by landscaping but still the appropriate walking distances to each building. The architectural elevation is appealing, especially in relation to the industrial use across Grove Street.

Relative to (c), Adequate access to each structure for fire and service equipment is provided.

Using our experience in working with the Franklin Police and Fire Departments on the Dean Avenue project, the schematic design accommodates the require emergency response vehicles. Final permitting will include the normal vetting by Police and Fire.

Relative to (d), Utilities, drainage and fire-protection provisions serving the site provide functional service to each structure and paved area in the same manner as required for lots within a subdivision.

Our due diligence studies indicate ample water supply for domestic and fire protection use, ample sanitary sewer service, ample gas, electric and telcomm services. Stormwater management will mitigate for water quantity and quality control.

Relative to (e), No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward.

The proposed site lighting will be low level in full compliance with the local regulations and industry standard. It will provide for safe and convenient access throughout the site and despite having no residential neighbors to be concerned about, the light levels will be zero at all lot lines.

Relative to (f), Proposed limit of work is reasonable and protects sensitive environmental and/or cultural resources. The site plan as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or mitigated through an alternative development plan.

The Site is in an industrial zone and most any industrial use would require a larger, contiguous area of parking and buildings. The residential use can and does accommodate “pockets” of development pads to break up the land disturbance and minimize impacts to sensitive areas. The actual crossing of the wetland areas is the only place where jurisdictional wetlands are disturbed and there are ample areas for mitigation, including 2:1 wetland replication. .

Relative to (g), In accordance with the most recent Town of Franklin MS4 permit, the use of low-impact development and green infrastructure practices are encouraged and shall be incorporated into the site plan to the maximum extent feasible.

Final design of both the stormwater management system and the landscaping will implement low-impact design elements as much as feasible and appropriate. See further discussion relative to stormwater and the MS4 requirement included herein.

2. Special Permit Criteria

Section 185-45(E)(3) of the Zoning Bylaws states:

Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:[Amended 3-25-1987 by Bylaw Amendment 87-91; 3-21-2012 by Bylaw Amendment 12-669]

- (a) Proposed project addresses or is consistent with neighborhood or Town need.*
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.*
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.*
- (d) Neighborhood character and social structure will not be negatively impacted.*
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.*

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

Relative to (a), Proposed project addresses or is consistent with neighborhood or Town need:

The creation of new, diverse and affordable residential housing options would contribute to mitigate the acute housing supply shortage currently being experienced in the town of Franklin and surrounding area. Of the total number of housing units (330 units) being proposed, 83 units (25%) will be deed restricted to serve households below 80% of the median area income in accordance with the Department of Housing and Community Development regulations. As the redevelopment being proposed are residential apartment style, rather than a home equity condominium style development, all 330 units will count toward the town's Subsidized Housing Inventory. The close geographic location of the locus to the West Central Street and Downtown Commercial Districts would foster a symbiotic relationship between the newly established residences and the available goods, services and transportation amenities offered within these commercial areas.

Relative to (b), Vehicular traffic flow, access and parking and pedestrian safety are properly addressed:

The proposed redevelopment includes the construction of new parking areas, motor vehicle travel aisles, and pedestrian sidewalks within the locus, along with a design to encourage alternative means of transportation. Proposed motor vehicle access to the proposed redevelopment is to be provided by way of two (2) driveways that will intersect the westerly side of Grove Street consisting of a full access driveway and an emergency access driveway that will accommodate traffic to the residential properties. The proposed redevelopment shall also accommodate on site motor vehicle parking amounting to 1.7 parking spaces per residential unit. Further, as the multi-family housing is planned for rental use, as opposed to individual equity ownership, the landlord owner will be uniquely positioned to oversee and control the number of vehicles permitted within the proposed on site parking lots.

Relative to (c), Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Grove Street is a two lane roadway with 16-foot travel lanes and a total right of way of 50 feet. Although the majority of traffic is expected to/from the north on Grove Street, the resulting volume of left turns into the site may warrant consideration of a northbound left-turn lane.

Additionally the applicant will work with the town to further advance some of the improvements that are already underway with the Grove Street/Washington Street intersection and northerly on Grove Street to Kenwood Circle just south of the locus, with a particular focus upon the enhancement of pedestrian and bicycle accommodations – possibly extending the multi-use path across the locus frontage and connecting to the adjacent State Forest. The redevelopment plan anticipates connection to the municipal water and sewer system which would have ample capacity within the municipal system for both water and sewer. Although the municipal sewer system would have ample capacity to serve the proposed redevelopment of the locus, the existing 15” diameter sewer pipe along Grove Street includes a series of sewer pump stations along the route they may require study to determine potential impacts of the additional flows. If necessary, the project can accommodate an on-site wastewater storage tank and pump into the municipal system during off hours. To address the additional impervious areas created by the proposed redevelopment, a new stormwater management system will be designed in compliance with the Massachusetts Stormwater Management Policy and the Town of Franklin Best Development Practices Guidebook to the maximum extent practicable. The proposed stormwater management system will reduce stormwater runoff peak flow rates and volumes, and improve runoff water quality, through the implementation of Runoff control, water quality improvement, and groundwater recharge.

Relative to (d) Neighborhood character and social structure will not be negatively impacted.

Impacts to neighborhood character and social structure should not be a concern at this location. The locus has two immediate abutters: The State Forest and the NGRID Electric substation. The project location is ideal as it will promote the use of the state park system by residents of Franklin. Furthermore, there is an area of about three acres immediately abutting the State Forest that can potentially be preserved as wooded open space and made available to augment the existing wooded trail system. The existing electrical sub-station and associated overhead electric transmission lines can be screened with proposed landscaping and the proposed use for rental housing.

Relative to (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

There are several existing wetland areas on the 31 acre locus that must be accommodated and will require review and approvals through the Massachusetts Wetlands Protection Act and the Town of Franklin Wetlands Protection Bylaw. The new development will be served by municipal sewer to minimize degradation of the groundwater by nitrates and phosphates. Compared to a lot of industrial uses in the immediate area, the proposed residential use is not a “Land Use With Higher Potential Pollutant Loads. Furthermore, no work is proposed in the

limited portion of the site that is a designated as a Zone II Water Resource overlay district. Indications are that there are no apparent obstacles to complying in all respects with the Massachusetts Stormwater Guidelines and the local Zoning Bylaw Section 153, Stormwater Management.

Relative to (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

The redevelopment of the Locus, which includes a redesign of the site with an emphasis on residential design in compliance with local requirements, would minimize or eliminate the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances that may be customary of exclusively industrial uses permitted within the Industrial zoning district.

Relative to (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

The estimated wastewater generation is anticipated to be approximately 27,000 gallons per day (gpd). The Town is serviced by the Charles River Pollution Control District and on average has a reserve capacity of more than 700,000 gpd. The Town of Franklin water system pumps 3-4 million gallons of water each day. The estimated peak usage for the planned multi-family/apartment residential use would be approximately 70,460 GPD. According to information and belief, the water demand for this proposed locus would be less than 2% of the pumping capacity to the Town's water system, and thus this proposed water flow would not adversely affect the Town's water supply.

3. Stormwater Review

A portion of the site is developed with a three-family home and multiple shed type buildings, driveways, and walkways. The remainder of the site is undeveloped and includes open field area, woodland, and wetlands. The majority of the site is undeveloped. The residential development has two driveways onto Grove Street.

There is a significant grade change across the site from east to west. The grade change is approximately 95 feet from elevation 270 on the east side along Grove Street to elevation 365 on the west side. There is no on-site drainage system. All stormwater runoff from the upland areas on the site sheet flow to the several on-site wetlands. Stormwater runoff from a small portion of the site, along Grove Street, sheet flows onto Grove Street and into the street drainage system.

The proposed project consists of demolishing the existing structures and pavement and constructing five, multi-story, residential apartment buildings with associated parking, drive aisles, garages, and clubhouse. The redevelopment will include landscaping in the parking areas and around each building. The landscaping will be designed to provide quality, visual relief using native landscape plants.

The site planning and design will be completed using the guidance of the Town of Franklin Best Development Practices Guidebook, dated September 2016. Low Impact Development (LID) strategies will be included in the design to the extent feasible to minimize stormwater runoff and retain stormwater for groundwater recharge. Land disturbance will be minimized with a site layout and grading that works with the existing site topography. The amount of parking provided will be the minimum amount needed for the project to minimize impervious area. LID will include planting native and water tolerant vegetation. The northwestern corner of the site will remain undeveloped preserving the natural features and vegetation.

A stormwater management system will be designed in compliance with the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Policy and the Town of Franklin's Stormwater Management Bylaw to the maximum extent feasible upon review of existing site conditions. The proposed stormwater management system will be designed to reduce stormwater runoff peak flow rates and volumes, and provide the required water quality treatment. Runoff control, water quality treatment, and groundwater recharge will be accomplished by implementing Best Management Practices (BMP) such as:

- Street sweeping;
- Collect storm runoff in catch basins with deep sumps and hooded outlets;
- Construct sediment forebays or water quality treatment structures in conjunction with deep sump catch basins to remove at least 44% Total Suspended Solids (TSS) prior to discharging to an infiltration device or other treatment system;
- Construct infiltration/detention basins to retain and infiltrate stormwater runoff from impervious areas, reducing peak flow rates and volumes of runoff from the site and increasing groundwater recharge;
- Implement an Operations and Maintenance Plan for the proposed stormwater management system that describes the various components of the system and identifies the inspection and maintenance tasks and schedules to follow which will ensure the proper, long-term performance of the system.
- Implement a Long Term Pollution Prevention Plan (LTPPP) to prevent illicit discharges to the stormwater management system.
- The northern corner of the site is within a local Water Resource Overlay District, but no work is proposed within this area as part of this project, and it will remain undisturbed preserving the natural features and vegetation.

3.1 Compliance with the *Massachusetts Stormwater Handbook*

The project is a mix of redevelopment and new development and results in a net increase in impervious area of approximately 11 acres. The goal is to design the stormwater management system to fully comply with all the Stormwater Management Standards as if the site was previously, completely undeveloped. Compliance with each Standard is described below:

Standard 1: No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

Stormwater runoff from impervious, paved areas will be collected in deep sump catch basins with hoods, water quality units and/or vegetated filter strips and sediment forebays for pretreatment before discharging to surface infiltration/detention basins. At least the first one-inch of runoff (water quality volume) will be retained and treated through infiltration into the ground. Rip rap aprons will be provided at all outfalls from the detention basins to prevent downstream erosion in the wetland.

Standard 2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

The proposed stormwater management system will be designed so that post-redevelopment peak discharge rates and volumes do not exceed pre-redevelopment peak discharge rates and volumes. The proposed infiltration/detention basins will be designed to detain stormwater, using outlet control devices, to reduce stormwater discharge rates for the 2-, 10-, 25-, and 100-year storms.

Standard 3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

The required groundwater recharge volume will be provided through the use of the infiltration/detention basins.

Standard 4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

Stormwater runoff from paved surface parking areas will be collected in catch basins with deep sumps and hooded outlets, and then routed through water quality units to sediment forebays to remove at least 44% of the TSS from the water quality volume. Stormwater will then discharge to an infiltration/detention basin providing at least 80% removal of the average annual load of TSS from runoff discharge.

Standard 5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

The proposed stormwater management system will be designed to retain and treat the first one-inch of runoff from the impervious areas on the entire site. A Long-Term Pollution Prevention Plan (LTPPP) that includes measures to eliminate or minimize discharges that have the potential to generate high concentrations of pollutants will be developed and will be included in the Operations and Maintenance plan.

Standard 6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

Some of the stormwater discharge from the site will discharge to wetlands that flow to a Zone II. The stormwater management will be designed to treat required water quality volume of one inch over the impervious area. 80% TSS removal will be achieved prior to groundwater recharge and surface flow discharge. A long-term pollution prevention plan will be prepared and implemented.

Standard 7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

The proposed project involves a mix of redevelopment and new development, and will result in a net increase in impervious area on-site. The site will be designed to fully comply with all the Stormwater Management Standards as if the site was previously undeveloped.

Standard 8: A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to construction in accordance with the EPA's National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from construction activities. The SWPPP will be designed to control erosion, sedimentation, and other pollutant sources, and prevent erosion and sediment from moving off-site or entering resource areas during construction and land disturbance activities. Sediment and Erosion Control Plans will be included in the site plan set. The project will be required to register under the EPA's NPDES General Permit.

Standard 9: A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

An Operations and Maintenance Plan will be prepared and implemented.

Standard 10: All illicit discharges to the stormwater management system are prohibited.

There will be no illicit discharges to the stormwater management system. An Illicit Discharge Compliance Statement will be included in the Operations and Maintenance Plan.

3.2 Compliance with the Town of Franklin's Stormwater Management Standards

153-16(A): Control of stormwater runoff shall meet all federal and state requirements, including the Massachusetts Stormwater Handbook, the requirements of the Town of Franklin's Subdivision of Land Stormwater Regulations, the most recent Town of Franklin MS4 stormwater permit, and the Town of Franklin's Best Development Practices Guidebook. All assumptions, methodologies and procedures used to design stormwater treatment practice and stormwater management practices shall accompany the design. All activities, project design, stormwater treatment practices and stormwater management practices should aim to minimize stormwater runoff, maximize infiltration and recharge where appropriate, and minimize pollutants in stormwater runoff.

The stormwater management will be designed to comply with the Massachusetts Stormwater Handbook. The design will comply with the Town of Franklin's Subdivision of Land Stormwater Regulations, the most recent Town of Franklin MS4 stormwater permit, and the Town of Franklin's Best Development Practices Guidebook to the extent feasible. The drainage system will, if feasible, avoid any connection to the Town's drainage system which is subject to the MS4 Permit.

153-16(B): In addition to meeting the requirements of the Massachusetts Stormwater Standards, as required under the Town of Franklin MS4 stormwater permit, all stormwater management systems shall meet the following criteria:

- 1) For new development sites, all stormwater management systems shall be designed to:
 - a. Retain the volume of runoff equivalent to, or greater than, 1.0 inch multiplied by the total post construction impervious surface area on the site; and/or**
 - b. Remove 90% of the average annual load of total suspended solids (TSS) generated from the total post-construction impervious area on the site and 60% of the average annual load of total phosphorous (TP) generated from the total post-construction impervious area on the site. Pollutant removal shall be calculated consistent with EPA Region 1's BMP Performance Extrapolation Tool and other BMP performance evaluation tool provided by EPA Region 1, where available. If EPA Region 1 tools do not address the planned or installed BMP performance, any federally or state approved BMP design guidance or performance standards (e.g., state stormwater handbooks and design guidance manuals) may be used to calculate BMP performance.****

The stormwater management system will be designed to comply with these criteria to the extent feasible. The existing soil and groundwater conditions may create a hardship to achieve full compliance. A waiver from these criteria may be requested if determined that full compliance is not possible.

4. Parking Review

The applicable sections of the bylaw require 2 parking spaces per unit. Based on our experience, and pending a more detailed review of current market trends, we believe an appropriate parking ratio is 1.75 spaces per unit. Factors that go into deciding the right amount of parking include a review of the actual unit mix, accounting for employees and visitors, proximity to public transportation and market conditions. During detailed design and permitting, our consultants will use representative sample data and the Institute of Transportation Engineers (ITE) Parking Generation reports to propose the appropriate number of spaces which can be mutually vetted by the town and their peer reviewers.

Parking will include provisions for electric vehicle charging stations.

5. Traffic Review

The project will generate approximately 1,500 new trips per day and will require a detailed Traffic Impact Analysis (TIA) to determine the During our due diligence period, we had a brief traffic study prepared and except as noted herein, it did not identify any existing major traffic issues. We were informed of the proposed roadway improvements planned for Grove Street north of Washington Street, including the proposed multi-use path. Similar to Dean Avenue, we envision that our project could facilitate additional improvements for Grove Street and the potential for connecting the multi-use path to the State Forest. We have a proposed scope of work from Vanasse & Associates, Inc. (VAI) to perform the meet with town officials, decide on which intersections to study, perform traffic counts, estimate the directional split for new trips and estimate impacts to levels of service.

We will provide the TIA to the town and meet to discuss any off-site traffic infrastructure improvements necessary to provide safe and efficient access to the Site, address any current deficiencies, and accommodate project-related traffic (motor vehicles, pedestrians and bicyclists).

End of Attachment D.

Attachment E

Conservation Commission Project Review:

1. Wetland Resource Impacts
2. Completed ANRAD
3. Wetland Crossings
4. Area Wetland maps and disturbance

1. Wetland Resource Impacts

There are several existing wetland areas on the 31 acre locus that must be accommodated and will require review and approvals through the Massachusetts Wetlands Protection Act and the Town of Franklin Wetlands Protection Bylaw.

Initial studies have been performed by our consultant, Lucas Environmental, Inc. We will submit a Notice of Intent (or ANRAD) to the Franklin Conservation Commission with our depictions of the various types and extents of jurisdictional areas and work with the commission as required seeking an Order of Conditions.

In the northwest portion of the site is a large forested upland areas. Typical tree species within this area includes red oak, white oak, black cherry, white pine, and sassafras. Common upland shrubs include witch hazel, multiflora rose and glossy buckthorn. Common herbaceous species in the upland include Canada mayflower, poison ivy, teaberry, and bracken fern.

Other upland portions of the Site consist of lawn areas, mowed fields, meadows, and older apple and pear trees. Common vegetation within the fields includes goldenrods, autumn olive, multiflora rose, oriental bittersweet and wild onion.

According to the FEMA maps, the Site is located within Zone X, which is classified as areas determined to be outside the 0.2% annual chance floodplain (500-year floodplain). Therefore, Bordering Land Subject to Flooding (100 year floodplain) does not exist within the Study Area.

A review of the current Massachusetts Natural Heritage Atlas under the Natural Heritage and Endangered Species Program (NHESP) indicates that no portion of the site is located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species. No Certified or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations or the Massachusetts Endangered Species Act occur on site.

The Study Area is not located within an Area of Critical Environmental Concern, Outstanding Resource Water or Watershed Protection Area. The northeast corner of the Study Area is located within an approved MassDEP Zone II Wellhead Protection Area, which is considered a Critical Area under 310 CMR 10.04 and the Massachusetts Stormwater Management Standards.

Two separate areas of Bordering Vegetated Wetlands (BVW) (Wetlands A and B) associated with separate intermittent streams, (Streams 1, 2 and 3) and a small Isolated Vegetated Wetland (IVW) (Wetland C) are located within the Study Area. These areas are identified on the Existing Conditions Plan submitted with this application.

Under the Wetlands Protection Act (WPA), the 100 Foot Buffer Zone associated with the Bank and BVW extends into the upland areas. Under the WPA, IVWs do not have an associated 100-Foot Buffer Zone, although the Franklin Wetlands Protection Bylaw establishes a 100-Foot Buffer Zone from the edge of all wetlands.

2. Abbreviated Notice of Resource Area Delineation (ANRAD).

Our consultant's determinations of the jurisdictional areas is depicted on the Site plans submitted. Supporting documentation, including the field delineation forms and relevant calculations will be submitted to the Franklin Conservation Commission as part of an ANRAD or, depending on the level of town support, a Notice of Intent (NOI).

3. Wetland Crossings

Two wetland crossings are required in order to implement the proposed program and access the upland areas of the Site. One wetland crossing is in the vicinity of an existing "farmer's stone box culvert" and our proposal is to "daylight" the existing culvert and perform additional wetland and bank replication. A new, open bottom, arch culvert is proposed in close proximity of this location but at a part of the wetland that causes the least disturbance.

The second wetland crossing is small and crosses an intermittent stream. The estimate in this a less than 200 linear feet of bank impact and it is an area that is currently mowed lawn surface. Nevertheless, Lucas Environmental had flagged this as a jurisdictional area that will require review, design, permitting and mitigation in accordance with the applicable regulations.

Based on interpretation of the Stream Crossing Standards, we believe both crossings qualify and we will work with the commission to meet the performance standards as much as possible. We can discuss the merits and alternatives for other access routes, however the geometry of Grove Street and the desire to have one primary access drive precludes multiple new curb cuts that would otherwise be required to avoid the second wetland crossing. Furthermore, on-site circulation for residents and emergency response would be substantially restricted if the second crossing were not permitted.

4. Area Wetland maps and disturbance.

The schematic design program submitted with this application depicts the existing conditions and proposed layout. The wetland resource areas are depicted. As noted above, two wetland crossings are proposed and each will require disturbance and wetland replication. Some work including grading a stormwater management is proposed inside the 25-foot buffer zone. Some parking and structures are proposed in the 25 to 50 foot buffer zone and other work in the 50 to 100 foot buffer zone and so relief from the local wetland bylaw is requested. Opportunities for avoidance and mitigation can be work out during the permitting (NOI) process.

The area calculations indicate the impacts are less than 5,000 square feet and so avoid the need for filing for a Water Quality Certificate with the US Army Corps of Engineers.

One area of potential IVW is proposed to be filled, which is permissible under the Massachusetts Wetland Protection Act. We are aware that the IVW is regulated under the local wetland bylaw and we will work with the Town to determine the best approach to address this concern.

End of Attachment E.